

(Comments in Bold Italics by L. Johnston to consultants for preparation of Specific Plan/EIR/EA. Note that the applicants have submitted a proposed Specific Plan – consultant is to utilize information from the submittal to create a Specific Plan for the County)

May 10, 2003
Mono County Planning Department
Attention: Intrawest Rodeo Grounds-June Lake ~
P.O. Box 347
Mammoth Lakes, CA. 93546

With the transition of June Mountain's ownership to Mammoth Mountain/Intrawest and with Intrawest's investments in Mammoth Lakes, I knew Intrawest would eventually begin their proposed building in June Lake. I watched The Village at Mammoth as it was built and I have observed the changes it has brought to Mammoth Lakes. I watched, hoping that Intrawest would be respectful of Mammoth's scenic qualities and of the people who live and work there. Unfortunately, Intrawest's project is architecturally obtrusive and awkward within the environs it now obviously inhabits. Sadly, Intrawest's focus on the purchasing power of the upper income bracket has made it near to impossible for the people who live, support and help to develop the infrastructure of the Mammoth Lake's community to live within the town of Mammoth Lakes.

Even after this scenario developed, I hope that Intrawest's plans for June Lake would be respectful of the already established June Lake Village and its scenic natural environment. Yet, in reviewing the plan, it is clear that Intrawest has chosen to ignore the already established guidelines as developed in the June Lake Area Plan and the Mono County General Plan. Intrawest's financial strength should not take precedence over decisions made locally. These decisions were made to protect the integrity of what has made June Lake a tourist destination. I appeal to Intrawest to develop a Specific Plan that acknowledges and shows respect to the people and the land in which they hope to reap financial success.

I would also ask that the Mono County Planning Division serve the people and the communities of whom they represent. Please help to insure that the Rodeo Grounds Specific Plan address all issues relating to the well being of our environment, human needs, and economic values.

. Develop a Specific Plan that is required to respect Mono and June Lake plans already established. ***(The application is to change the General Plan/Area Plan to allow buildings to 90')***

. Develop a plan that addresses the housing needs of families and other who work to support and maintain the tourist industry of June Lake. ***(The housing issue is expected to be carefully analyzed in the Specific Plan and, if environmental issues are involved, EIR as well.)***

- . Develop a plan that sufficiently addresses and mitigates impact on water use, traffic flow, and emergency services. ***(A thorough water assessment is expected, pursuant to SB610/221 per the RFP.)***
- . Establish a plan that respects the People at One Time (PAOT) as allowed by the June Lake Area Plan. ***(The population estimate in the Area Plan is just an estimate – it is not a threshold or an upper limit.)***
- . Guarantee that the Specific Plan shows the Inrawest development as sensitive to the already established town of June Lake and that it does not detract from the existing businesses. ***(A separate financial analysis is to be conducted by a financial expert – not a part of the RFP. The County will likely hire the same financial expert currently under contract with the County who is now preparing a cost-benefit analysis for the communities of Crowley Lake and June Lake.)***
- . Insure that the Specific Plan show extreme care and integrity when considering the consequences its project will have on the wildlife and vegetation of the land it is proposing to impact. ***(A vegetation analysis has already been completed for the site – no sensitive species present; consultant to review. A wildlife analysis has also been completed – consultant to review and ascertain if additional analysis is required.)***
- . Please guarantee that the Specific Plan does not compromise the scenic qualities and rural lifestyle that is the backbone of our economy and way of living.

Sincerely,
Patricia Holland